GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Lands – Scheme of Regularisation of Unobjectionable Encroachments in Government lands by way of Dwelling Units for both the BPL and APL families in the entire State upto 500 Sq.Yards – Consolidated orders – Issued.

REVENUE (ASSGN.I) DEPARTMENT

G.O.MS.No. 388 Dated: 24-08-2017

Read the following:-

1. G.O.Ms.No.118, Revenue (Assn.I) Dept., dated 30-03-2016.
2. G.O.Ms.No.338, Revenue (Assn.I) Dept., dated 21-07-2016.
3. G.O.Ms.No.135, Revenue (Assn.I) Dept., dated 30-03-2017.
4. G.O.Ms.No.299, Revenue (Assn.I) Dept., dated 17-07-2017.
5. G.O.Ms.No.341, Revenue (Assn.I) Dept., dated 27-07-2017.

-:s:-

O R D E R:

In the G.O.1st read above, orders were issued approving the Scheme for Regularization of Unobjectionable Encroachments in Government lands by way of Dwelling Units in urban areas up to 500 Sq.Yards by levying certain charges.

2. In the G.O. 2nd read above, the orders issued in G.O. 1st read above were amended and it was ordered, among others, to regularize unobjectionable encroachments in Government Lands by way of Dwelling Units in rural areas up to 100 Sq. Yards free of cost to BPL families.

3. In the G.O.3rd read above, Government have approved a common Scheme for Regularization of Unobjectionable Encroachments in Government lands by way of dwelling Units both in Rural and Urban areas to an extent up to 100 Sq.Yards to BPL families on free of cost in supercession of orders issued in G.O.Ms.No.296, Revenue (Assn.I) Department, dated 12.08.2015.

4. In the G.O.4th read above, Government have issued orders for regularisation of encroachments in Municipal lands to the extent up to 100 Sq. Yards to BPL families, provided those encroachments are scattered in the existing residential localities and the pieces of lands on which the encroachments are existing are not contiguous and those pieces cannot be grouped together for taking up group housing, on the lines prescribed in the common order issued in 2nd and 3rd read above.

5. Government have reviewed the Scheme for Regularization of Unobjectionable Encroachments in Government lands by way of dwelling Units both in Rural and Urban areas and rates prescribed therein and felt that different Government Orders for Rural and Urban areas need to be consolidated by issuing a common order for both Rural and Urban areas.

6. Accordingly, Government after careful examination and in supersession of all the orders issued in the references read above, hereby approve the following rates by adopting telescopic method for calculation of rates for regularisation of unobjectionable Encroachments in Government lands by way of dwelling Units both the BPL and APL families in Rural and Urban areas **in the entire State**.

Sl. No.	Extent in Sq.Yards	Cost in Rural & Urban Areas
i.	1 to 100	Free for BPL families
ii.	1 to 100	7.5% of Registration department basic value of 2013 for APL families.
iii.	101-250	15% of Registration department basic value of 2013 for APL & BPL families.
iv.	251-500	30% of Registration department basic value of 2013 for APL & BPL families.
v.	501 and above	Eviction/ Auction of encroachment.

Contd. ....

7. The applications received already under earlier orders and pending with the concerned shall also be examined under these orders.

8. The Spl.C.S. & Chief Commissioner of Land Administration, A.P., and the District Collectors shall issue operational guidelines and take further necessary action in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.MANMOHAN SINGH,
SPECIAL CHIEF SECRETARY TO GOVERNMENT.

To
The Special Chief Secretary & Chief Commissioner of Land
Administration, A.P., Gollapudi, Vijayawada.
All the District Collectors.
Copy to:
All the Departments in A.P. Secretariat.
PS to Spl.C.S. to Hon'ble Chief Minister.
PS to Hon'ble Deputy Chief Minister (Revenue).
PS to Hon'ble Deputy Chief Minister (Revenue).
PS to Hon'ble Minister for Finance.
PS to Hon'ble Minister for MA&UD.
PS to Chief Secretary.
PS to Spl.C.S. to Govt. (Revenue-Land).
PS to Prl.Secy. to Govt., MA & UD Dept.
SF/SC.

// Forwarded :: By order //

SECTION OFFICER.

Contd . ..... (Annexure to GO....)

A N N E X U R E

(To G.O.Ms.No.388, Revenue (Assgn.I) Dept., dated 24-08-2017)

Scheme of "Regularization of Unobjectionable encroachments in Government lands by way of Dwelling Units upto 500 Sq.Yards both in Rural and Urban areas to both the BPL and APL Families in the entire State".

1. Nomenclature

This Scheme may be called "Regularization of Unobjectionable encroachments in Government lands by way of Dwelling Units upto 500 Sq.yards both in Rural and Urban areas to both the BPL and APL Families in the entire State".

2. Date of coming in to operation

The Scheme shall come into operation with immediate effect.

3. Cut off date for occupation

The cut-off date for occupations by constructing Dwelling Units shall be 01.01.2014.

4. Only Dwelling Units to be considered

The encroachments only by way of constructing Dwelling Units (Houses, huts etc.,) shall be considered. **The encroachment of vacant land alone shall not be considered.**

5. Maximum area for consideration

The maximum area for regularization shall be upto 500 Sq.Yards only.

6. Eligibility criteria

Only families who are Below Poverty Line (BPL) and Above Poverty Line (APL) shall be eligible for Regularization. A family shall be treated as BPL if it is having a White Ration Card (or) if it is not having a White Ration Card, the Income of the family shall not exceed the income prescribed for BPL category duly certified by the concerned Tahsildar.

7. Definition of "Family"

The "family" shall include a person, his/ her spouse, minor children, minor brothers and minor sisters dependent on him.

8. Only One Unit per family

Only one Dwelling Unit per family shall be considered for regularization.

9. Cost of regularization

The regularization shall be done as prescribed in this order.

10. Mode of Payment

The amount shall be payable to Government through Challan. Maximum (4) Four equal instalments shall be permitted. The entire amount shall be paid **within six months** from the date of receipt of approval. After completion of payment of cost, the District Collector/ Authorized Officer shall execute a deed of conveyance in favour of the applicant. Registration and Stamp duty shall be paid by the applicant. "If payment is not made within six months, necessary action to remove the encroachment shall be taken as per law".

11. Proof of Identity of a Person

Aadhar Card shall be accepted as proof of Identity of a person. In case the applicant is not having Aadhar Card, any other document which may prove the Identity may be accepted as proof of Identity.

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12. Proof of Occupation

The following documents may be accepted as proof of occupation

a) Registered document
b) Property Tax receipt
c) Electricity bill receipt
d)Water bill receipt
e) Any other proof to establish occupation/ possession over the land.

13. Filing of Application

The application may be filed within 120 days from the date of coming into operation of the Scheme at any "Mee Seva" Centre in the proforma to be prescribed by the Chief Commissioner of Land Administration. If no application is filed within the stipulated period, necessary action to remove the encroachment shall be taken as per law.

14. Processing of Applications

a) All applications received in "Mee Seva" shall be forwarded to the concerned Tahsildar.

b) The Tahsildar shall conduct a detailed inspection in respect of each application and make recommendation to the concerned Sub-Division Level/ District Level approval Committees for taking a decision on the eligibility of the applicant. The District Collector/ CCLA may prescribe a suitable Check List for use of the Tahsildar.

c) After the decision of the concerned Sub-Division Level/ District Level approval Committees, the Tahsildar will issue assignment order and prepare House site patta in the name of woman member of a family and distribute to the beneficiaries in a public function. In case of woman member is not available, the eldest male member may be considered.

15. Approval Committees

(i) A Sub-Division Level Approval Committee (SDLAC) shall be constituted with the following Officers to consider the cases upto 1-250 Square Yards :

1. Sub-Collector/ R.D.O – Chairman
2. Town Planning Officer / MPDO (applicable to Town/Rural) – Member
3. Tahsildar concerned - Member-Convener

(ii) A District Level Approval Committee (DLAC) shall be constituted with the following Officers to consider the cases upto 251-500 Square Yards:

1. District Collector – Chairman
2. Municipal Commr./ C.E.O, ZP (applicable to Town/Rural) – Member
3. VC & MD, Urban Development Authority concerned - Member
4. Joint Collector -I - Member-Convener

(iii) The Committee at each level shall take a decision within 120 days. Otherwise, the application shall be deemed to have been approved.

16. Regularization only in Unobjectionable encroachments

Only Unobjectionable encroachments in Government lands shall be considered for regularization. No regularization shall be considered in respect of the following cases:-

a) Sites affected under the alignment of Master Plan/ Zonal Development Plan/ Road Development Plan.
b) Constructions which have come up in open spaces of approved layouts.

Contd. ....

c) Constructions made on alignment of Water bodies, Grave Yards, Foreshore or FTL areas of drinking water tanks/ Irrigation tanks and treatment areas.
d) Areas earmarked for treatment plants, Green belts, buffer zone etc.
e) Sites falling under MFL of rivers.
f) Sites required for public purpose.
g) Lands, which are in the opinion of the Committee are highly valuable and cannot be considered for transfer of Rights.
h) Public footpaths.

The said objectionable encroachments shall be evicted by the authorities concerned by following due process of law.

17. Appeals

(i) Any one aggrieved by the orders of SDLAC may file appeal before the Joint Collector–I within (30) days from the date of receipt of order. The decision of Joint Collector-I shall be final.

(ii) Any one aggrieved by the orders of the DLAC may file appeal before the C.C.L.A., within (30) days from the date of receipt of order. The decision of the C.C.L.A., shall be final.

18. Eviction of Encroachment

If the encroachment is above 500 Sq.Yards , it shall be evicted/auctioned.

19. Right to inherit/ alienate

Alienable rights shall vest automatically on completion of two years from the date of issue of patta.

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F O R M

APPLICATION FOR REGULARIZATION OF UNOBJECTIONABLE ENCROACHMENT IN GOVERNMENT LANDS BY WAY OF DWELLING UNIT UPTO 500 SQ.YARDS BOTH IN RURAL AND URBAN AREAS TO BOTH THE BPL AND APL FAMILIES IN TERMS OF G.O.Ms.No., REVENUE (ASSN.I) DEPARTMENT, DATED 24-08-2017.

1. Name of the occupant : Mr./ Mrs.

2. Age :

3. Father's / Husband's Name :

4. Aadhar Card No. :

5. Residential Address :
:
:

6. Details of Government land Occupied :

(a) Survey No./ TS No. :

(b) Village/ Ward No. :

(c) Name of Municipality/ Local body:

(d) Extent of land occupied :

(e) Date from which occupied :

(f) Nature of occupation:-

(i) Type of Dwelling Unit :
(RCC/ Tiled/ Hut/ any other)

(ii) Area covered by Dwelling Unit :

(iii) Open Area :

(iv) Total Area :

(g) Name of woman member in whose :
name Assignment order/ House site:
patta to be Issued, if found eligible.:

(h) Enclosures:

i) Copy of Aadhar Card
ii) Copy of any other Identity Card
(if Aadhar Card not available)
iii) Copy of Ration Card
iv) Certificate of Income in BPL Category
(if Ration Card not available)
v) Proof of occupation, if any.

SIGNATURE :

Place:

Name :

Date : (in Block Letters)